



Four Winds Guest House, Four Winds 17, Station Road, Park Gate, SO31 7GJ

Price Guide £525,000

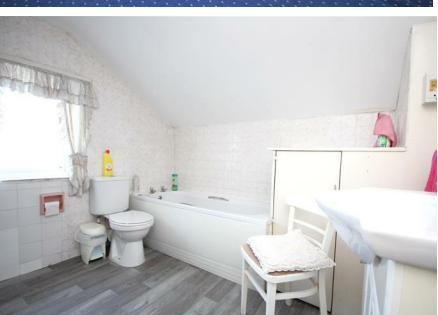


17, Station Road |  
Park Gate | SO31 7GJ  
Price Guide £525,000

W&W are delighted to offer for sale this unique opportunity to purchase 'Four Winds Guest House' providing potential of a commercial or residential 8 bedroom detached home with scope for improvement as a business and or large family home. The property itself boasts over 2500 Sq.Ft providing eight bedrooms, eight bathrooms, two large reception rooms, conservatory, kitchen & utility room. The property also boasts an enviable plot providing a westerly facing rear garden with two outbuildings to remain & driveway parking for ample vehicles.

Four Winds Guest house is situated in the heart of Park Gate. Within walking distance, you have all your desired amenities. Local shops include Sainsburys Local, The Co-Op and Waitrose. Swanwick Train Station is just a few minutes' walk from the property and has direct trains to Southampton & Portsmouth along with providing access to London Waterloo in just over 2hrs. The property is also within catchment of two local schools; Park Gate Primary and Brookfield Secondary.





Unique opportunity to purchase an 8 bedroom detached house

Sought after location

Has recently been run as a guest house with an outstanding reputation

Impressive accommodation over 2500 Sq.Ft providing excellent potential for a large family home or continuation of the guest house

The ground floor accommodation consists of three bedrooms, two reception rooms, three en-suite bathrooms, kitchen, conservatory & large utility room

Both rooms to the front of the property benefit from large walk in bay windows

Double glazing throughout the majority of the property

Feature made to measure shutters to the windows at the front of the property to remain

First floor accommodation consisting of five bedrooms, three with en-suite shower rooms & two additional bathrooms

Two of the bedrooms benefit from built in storage

The seller informs us that the original part of the house was built in circa 1900 's with extensions added in 1970's

Large westerly facing rear garden majority laid to lawn with large gravelled area & mature Conifers

Log cabin with cloakroom ideal for guests or could make an excellent home office

Large shed to rear of the garden

Ample driveway parking to the front of the property with double gates to the side leading to a further possible parking area

#### MATERIAL INFORMATION -

Property construction - Traditional brick under a tiled roof, the extension to the side is brick with a flat roof.

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

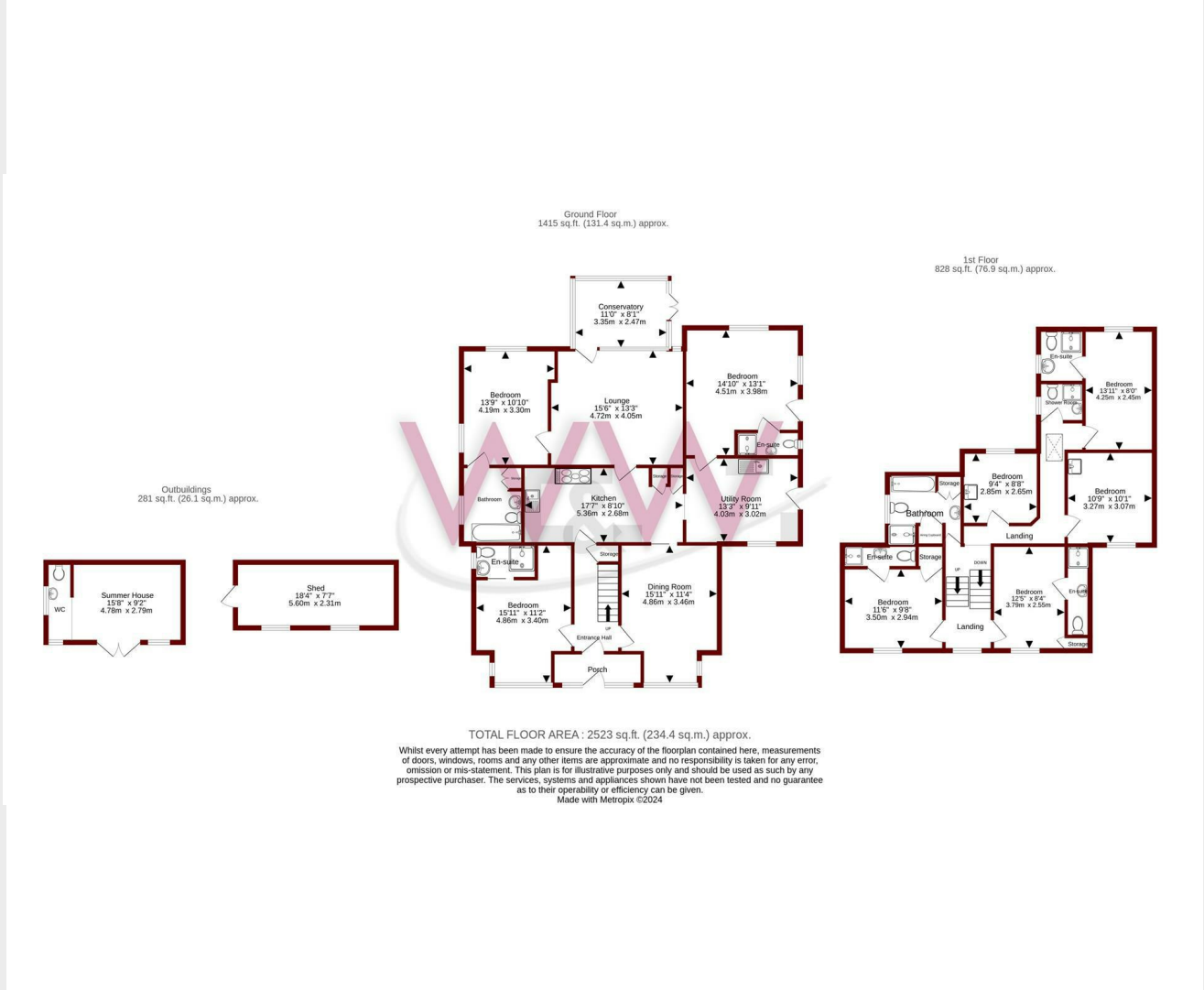
Heating - Gas Fired central heating

Broadband - The seller informs us that they have broadband connected to the property and the current supplier is BT

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

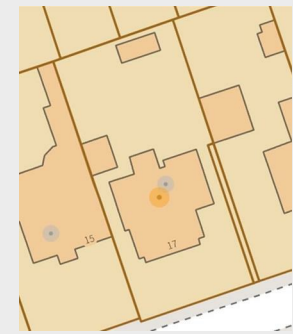
The current seller informs us that they have good mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Council tax band is a band B but business rates applicable



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B  
 Tenure - Freehold  
 Current EPC Rating - E  
 Potential EPC Rating - C



20e Bridge Road  
 Park Gate  
 Southampton  
 Hampshire  
 SO31 7GE  
 01489 577990  
 parkgate@walkerwaterer.co.uk  
 www.walkerwaterer.co.uk